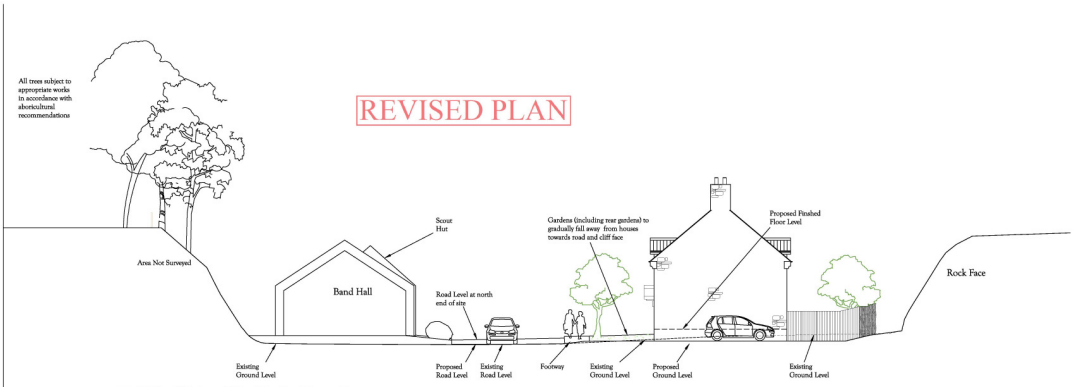


SECTION A

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF EXTENSE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

SECTION B

PLEASE NOTE:
Do not scale any measurement from this drawing for construction purposes. All dimensions for fabrication and manufacture must be checked on site. Scheduling of items must be checked & cross referenced with all information available to avoid mistakes when ordering. Any drawing discrepancies must be reported immediately. This drawing is protected by copyright and must not be copied or reproduced without the written consent of The Planning & Design Partnership Limited.

WARNING TO HOUSE PURCHASERS
PROPERTY MISDESCRIPTIONS ACT 1991
Dimensions are shown for the sake of clarity drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, contents and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of a contract or a warranty.

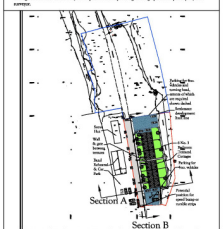
THE PARTY WALL ACT 1996

The Party Wall Act does not affect any requirement for Planning Permission or Building Regulation Approval for any work undertaken. Likewise, having Planning Permission and/or Building Regulation Approval does not negate the requirements under the Party Wall Act. The Party Wall Act 1996 gives you rights and responsibilities whichever the side of the 'wall' you are on i.e. whether you are planning/doing work on a relevant structure or if your neighbour is.

The Party Wall Act comes into effect if someone is planning to do work on a relevant structure, for the purposes of the Act 'party wall' does not just mean the wall between two semi-detached properties, it covers:

* A wall forming part of only one building but which is on the boundary line between two (or more) properties.
* A wall which is common to two (or more) properties, this includes where someone built a wall and a neighbour subsequent built something butting up to it.
* A garden wall, where the wall is outside the boundary line (or butts up against it) and is used to separate the properties but is not part of any building.
* Floors and ceilings of flats etc.
* Excavation near to a neighbouring property.

As with all work affecting neighbours, it is always better to reach a friendly agreement rather than resort to any law. Even where the work requires a notice to be served, it is better to informally discuss the intended work, consider the neighbours comments, and amend your plans (if appropriate) before serving the notice. If there is any doubt please consult planning & design partnership or a party wall surveyor.



Rev E 19/12/2016 - Finished floor levels of dwellings raised to be minimum of 300mm above adjacent road level. Window and roof heights adjusted to suit.
Rev D 28/09/2016 - Revised in accordance with recommendations in Flood Risk Assessment
Rev C 25/08/2016 - Elevations revised to suit new layout
Rev B 08/08/2016 - Elevations revised to suit new layout
Rev A 28/07/2016 - Elevations revised to suit new layout

The Planning & Design Partnership
PLANNING..ARCHITECTURE..INTERIORS..LANDSCAPE
The Chicory Barn Studio,
The Old Brickyards, Moor Lane, Stamford Bridge,
York, The East Riding Of Yorkshire, YO41 1HU.

Telephone 01759 373656 Fax 01759 371810
E-mail:**chicorybarn@the-pdp.co.uk**
website:**www.the-pdp.co.uk**

Client			
Project	Outline Application for Housing Development at Manor Vale Lane, Kirbymoorside		
Drawing	Street Elevations and Sections DATE 10/01/17		
Date	December 2015	Drawn	PAN
Scale	1:100 @ A1	Rev.	E
Status	PLANNING		
Drwg. No.	KWL/093/03/14		